

# PROJECT DATA

SITE ADDRESS 102 R STREET  
 PORT TOWNSEND, WA 98368

PARCEL NUMBER 985210603

LEGAL DESCRIPTION PEITYGROVE'S 2ND ADDITION  
 BLK 106 LOTS 4&5

ZONING R-II

LOT AREA 0.23 ACRES / 10,000 SQ FT

# IMPERVIOUS AREAS

PER PTMC 19.05.060 d(4)(a), SITE AREA IS DETERMINED BY TAKING THE TOTAL SQUARE FOOTAGE OF THE PROPERTY LESS THE AREA WATERWARD OF THE TOP OF THE BLUFF, LESS THE AREA OF SLOPE GREATER THAN 40% THAT EXCEEDS A VERTICAL HEIGHT OF 10 FEET. SITE AREAS BELOW ARE TAKEN FROM THE SLOPE EXHIBIT FROM QUADRA ENGINEERING DATED 12/4/11.

SITE AREAS	
SLOPE 0% - 15%	141 SF
SLOPE 15% - 30%	2,197 SF
SLOPE 30% - 40%	1,683 SF
SLOPE >40% (LESS THAN 10' HEIGHT)	2,155 SF
<b>TOTAL SITE AREA</b>	<b>6,176 SF</b>

PER PTMC 19.05.060 d(4)(a), IMPERVIOUS SURFACE LIMIT IS DETERMINED BY APPLYING THE SLOPE AREAS TO THE PERCENTAGE LIMITS IN THE TABLE SHOWN

Lot Slope	Impervious Surface Limit (expressed as % of actual land area)
Less than 15%	30%
15 - 30%	25%
Greater than 30%	20%

SLOPE <15% = 141 SF x 30% = 42.3 SF  
 SLOPE 15% - 30% = 2,197 SF x 25% = 549.2 SF  
 SLOPE >30% = 3,838 SF x 20% = 767.6 SF  
**IMPERVIOUS SURFACE LIMIT 1,359 SF**

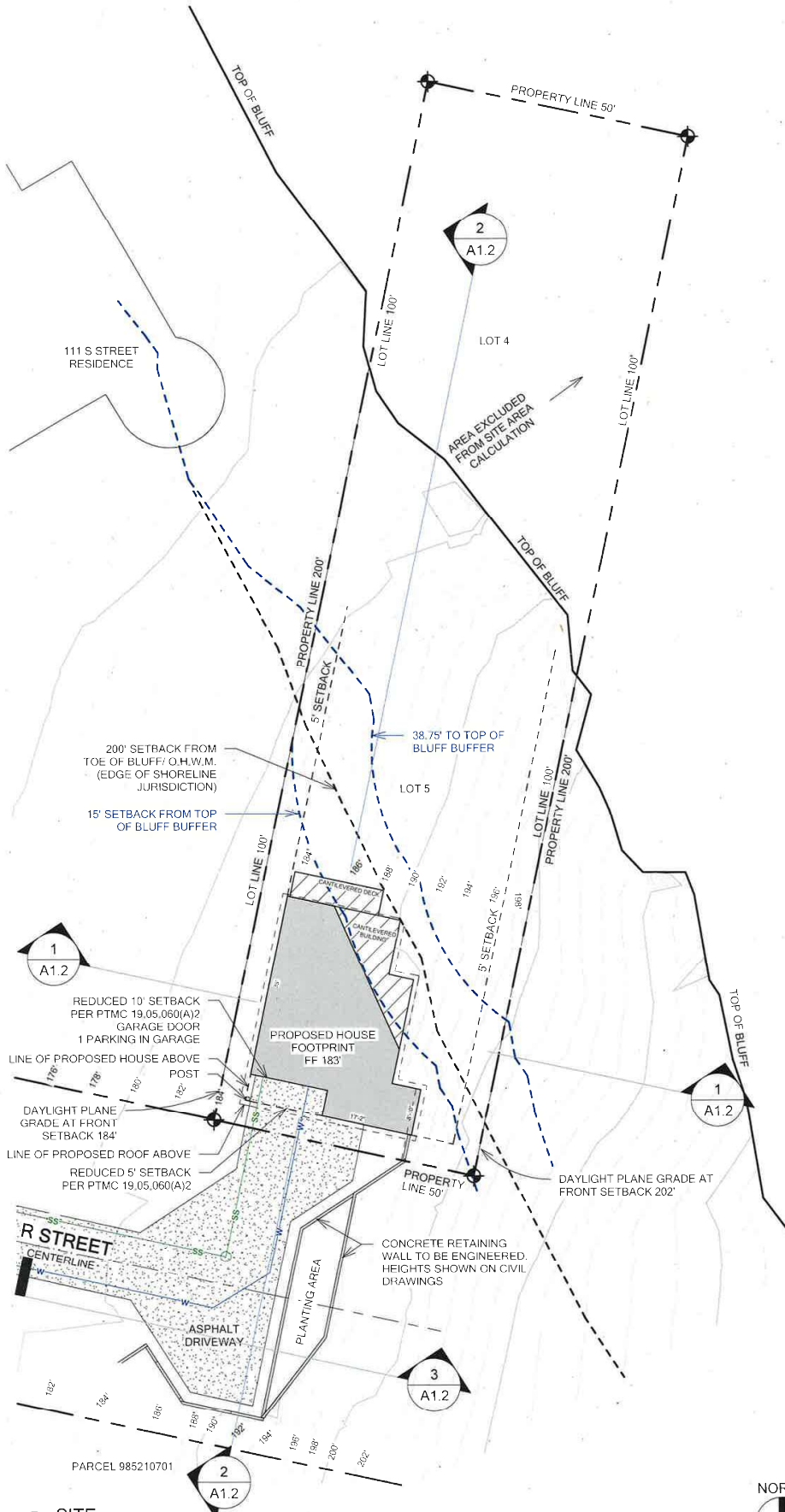
EXISTING IMPERVIOUS AREA 0 SF

**PROPOSED IMPERVIOUS AREAS**  
 ROOF FOOTPRINT 1,189 SF  
 DRIVEWAY 90 SF  
**TOTAL IMPERVIOUS AREA 1,279 SF**

**PROPOSED LOT COVERAGE**  
 HOUSE FOOTPRINT 878 SF

# GENERAL NOTES

- A. TOPOGRAPHY AND PROPERTY LINES DRAWN WERE TAKEN FROM THE SURVEY FROM VAN ALLER SURVEYING DATED 02/28/2022.
- B. EXACT GRADING AND UTILITY INFORMATION SHOWN ON TMM CIVIL DRAWINGS.
- C. SITE CONSTRUCTION ACTIVITY WILL BE LIMITED TO THE PROPOSED BUILDING FOOTPRINT AND DRIVEWAY AS DRAWN, WITH CARE TAKEN TO REMAIN OUTSIDE OF THE 15' SETBACK FROM THE TOP OF BLUFF BUFFER.



1 SITE  
 1" = 20'-0"



REVISION 1 2/15/2021  
 REVISION 2 6/21/2021  
 REVISION 3 9/16/2024

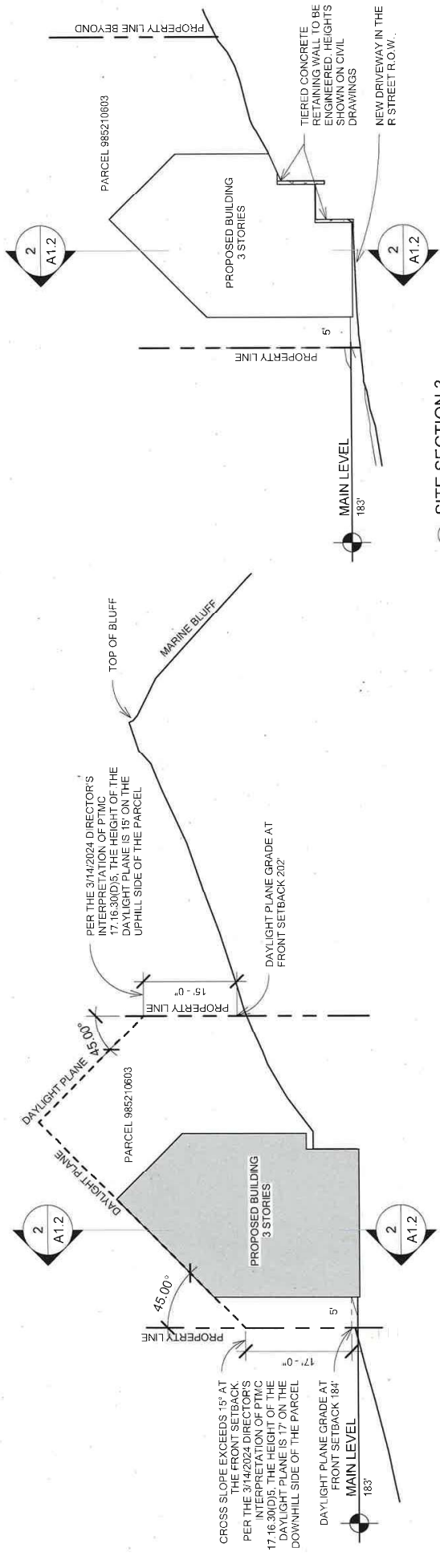
**Burgler Residence**

102 R Street  
 Port Townsend, WA 98368

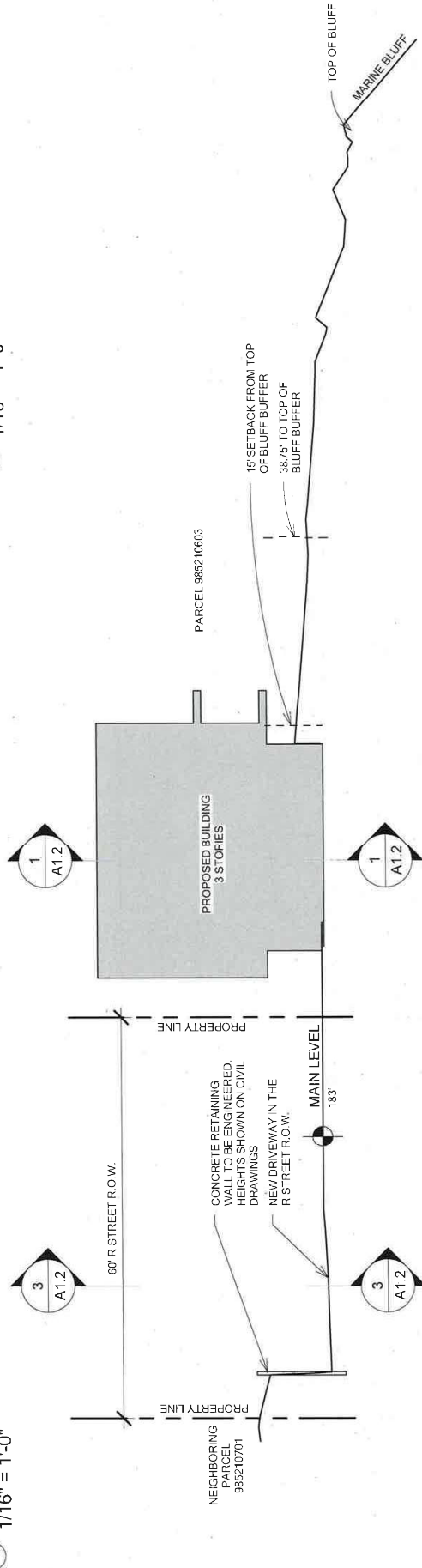
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SITE PLAN  
**A1.1**  
 DATE: 9/16/2024



① SITE SECTION 1  
1/16" = 1'-0"



② SITE SECTION 2  
1/16" = 1'-0"

**Burgler Residence**  
102 R Street  
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PERMIT ISSUE: Issue Date  
No. Description Date

SITE SECTIONS  
**A1.2**  
DATE: 9/16/2024

**studioSTL**

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